006.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,082,000 / 1,082,000
					USE VALUE:	1,082,000 / 1,082,000
					ASSESSED:	1,082,000 / 1,082,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAVALLO ANNA R
Owner 2:	
Owner 3:	
Street 1:	29 FREEMAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Vinyl Exterior and 4033 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7800.000	554,000	4,800	523,200	1,082,000
Total Card	0.179	554,000	4,800	523,200	1,082,000
Total Parcel	0.179	554,000	4,800	523,200	1,082,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 268.32 | /Parcel: 268.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	5345
GIS Ref	
GIS Ref	
Insp Date	10/21/17

!566!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	554,000	4800	7,800.	523,200	1,082,000	1,082,000	Year End Roll	12/18/2019
2019	104	FV	425,000	4800	7,800.	555,900	985,700	985,700	Year End Roll	1/3/2019
2018	104	FV	424,500	4800	7,800.	405,500	834,800	834,800	Year End Roll	12/20/2017
2017	104	FV	398,200	4800	7,800.	353,200	756,200	756,200	Year End Roll	1/3/2017
2016	104	FV	398,200	4800	7,800.	300,800	703,800	703,800	Year End	1/4/2016
2015	104	FV	355,000	4800	7,800.	294,300	654,100	654,100	Year End Roll	12/11/2014
2014	104	FV	355,000	4800	7,800.	242,000	601,800	601,800	Year End Roll	12/16/2013
2013	104	FV	369,300	4800	7,800.	230,200	604,300	604,300		12/13/2012

PRINT

Date	Time
12/10/20	16:20:01

LAST REV

Date	Time
01/18/18	10:43:39
apro	
566	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WESTGATE VIRGIN	23670-454		9/20/1993		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
2/4/2009	Meas/Inspect	189	PATRIOT
10/28/1999	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	263	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	5345
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7800		Sq. Ft.	Site		0	80.	0.84	1									523,199						523,200	

Total AC/HA: 0.17906 | Total SF/SM: 7800 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 523,199 | Spl Credit | Total: 523,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.91038436
Const Adj.:	0.99980003
Adj $ / SQ:	154.734
Other Features:	153413
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860249
Depreciation:	306249
Depreciated Total:	554000

COMMENTS

SINK AND TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 6		Baths: 2					HB		

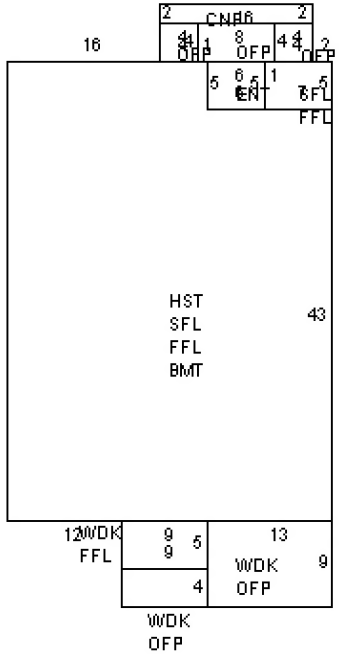
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.73
Special Features:	0	Val/Su Net:	91.16
Final Total:	554000	Val/Su SzAd	137.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,647	154.730	254,848
SFL	Second Floor	1,602	154.730	247,884
BMT	Basement	1,567	46.420	72,741
HST	Half Story	784	154.730	121,234
OFP	Open Porch	217	24.100	5,229
WDK	Deck	198	11.050	2,188
CNP	Canopy	32	59.990	1,920
ENT	ENTRY	30	26.390	792
	Net Sketched Area:	6,077	Total:	706,836

Size Ad	4032.5	Gross Are	6860	FinArea	4033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	FA	1919	21.25	T	44	104			4,800			4,800
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800

IMAGE

AssessPro Patriot Properties, Inc